

OFFERING MEMORANDUM



NNN RETAIL INVESTMENT OPPORTUNITY IN CINCINNATI

8657 WINTON ROAD
CINCINNATI, OH 45231



KIDDER.COM

km Kidder
Mathews

TABLE OF CONTENTS

01

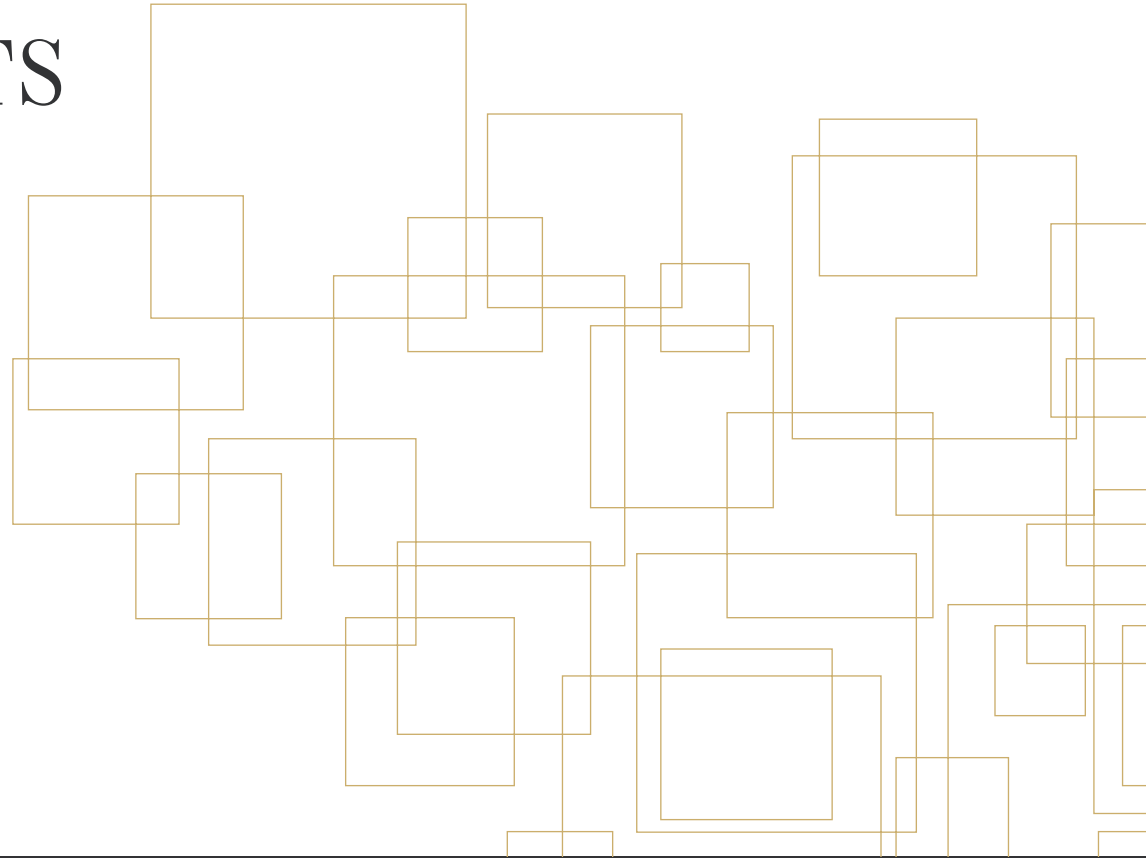
INVESTMENT
SUMMARY

02

MARKET
OVERVIEW

03

KIDDER MATHEWS
OVERVIEW



*Exclusively
Listed by*

PAULA DANKER, CCIM
Senior Vice President
858.369.3054
paula.danker@kidder.com
LIC N° 01009448

CHESTER C. SUDBRACK, III
Sudbrack | Kron Commercial Real Estate
Broker of Record
OHIO LIC N° 310615

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



INVESTMENT SUMMARY

Offering Summary
Property Overview
Investment Highlights
Tenant Overview
Aerial



Nationally recognized quick service restaurant company, located in a dominant retail hub in one of the greatest cities in the United States - Cincinnati, OH.

OFFERING SUMMARY

Kidder Mathews is pleased to present for purchase, an Arby's, corporate backed, absolute triple net leased investment property located in Cincinnati, Ohio.

Newly constructed in 2013 and operated by Restaurant Management, Inc. (RMI), one of Arby's premier franchisees, this asset is poised for continued success for many years to come. RMI's leadership team is extremely hands-on, experienced and focused on each store to operate strategically, efficiently, and effectively. RMI currently operates Arby's sites in the following states: Ohio, Kentucky, Tennessee, Indiana, North Carolina, Alabama and Georgia. They are primarily concentrated in the Greater Cincinnati and Greater Chattanooga areas.



SALE PRICE
\$1,117,000



NOI
\$75,405



CAP RATE
6.75%

PROPERTY SUMMARY

SUBJECT PROPERTY	Arby's
PROPERTY ADDRESS	8657 Winton Rd., Cincinnati, OH 45231
PRICE	\$1,117,000.00
ANNUAL RENT	\$75,405.00
CAP RATE	6.75%
PRICE PER SF	\$530.89
CORPORATE GUARANTEE	Yes, Restaurant Management Inc. (RMI)
LEASE COMMENCEMENT	September 4, 2013
LEASE EXPIRATION	September 3, 2033
OPTIONS TO RENEW	Three (3), 5-year
OCCUPANCY	100%
BUILDING AREA	±2,104 sf
LAND AREA	±20,732 (0.47 acres)
YEAR BUILT	2013
LEASE TYPE	Absolute triple net
OWNERSHIP TYPE	Fee simple (land & building)
DRIVE-THRU	Yes
PYLON SIGN	Yes
RIGHT OF FIRST REFUSAL	Yes, ten days

PROPERTY OVERVIEW

PROPERTY OVERVIEW

ADDRESS	8657 Winton Road, Cincinnati, OH 45231
TOTAL BUILDING SF	±2,104 SF
LAND AREA	±20,732 (±0.47 acres)
YEAR BUILT	2013
STORIES	1
LAND AREA	0.47 acres
PARCEL NUMBER	590-0223-0049-00
COUNTY	Hamilton County
HARD CORNER	Yes
SIGNALIZED INTERSECTION	Yes

RENT SCHEDULE

9/4/2013 - 9/3/2018	\$65,250.00
9/4/2018 - 9/3/2023	\$70,144.00
9/4/2023 - 9/3/2028	\$75,405.00
9/4/2028 - 9/3/2033	\$81,060.00

OPTIONS

Option 1 - 5 years	\$87,140.00
Option 2 - 5 years	\$93,675.00
Option 3 - 5 years	\$100,701.00

<p>+2,104</p> <p>TOTAL RSF</p>	<p>+20,732</p> <p>LAND AREA (±0.47 AC)</p>
<p>2013</p> <p>YEAR BUILT</p>	<p>100%</p> <p>OCCUPANCY</p>



INVESTMENT HIGHLIGHTS



Nearby retail synergy & high traffic counts

Arby's is located in a strong retail area and benefits from the retail synergy created by nearby tenants including: Kroger supermarket, Petco, Ace Hardware, Bank of America, Jersey Mikes, KFC, PNC Bank, Planet Fitness, CVS Pharmacy, Dunkin Donuts, and Chipotle.

The subject property is located on Winton Road, an exit off of Highway 126 boasting over 38,000 vehicles per day. Winton Road has over 23,963 passing directly by the site.



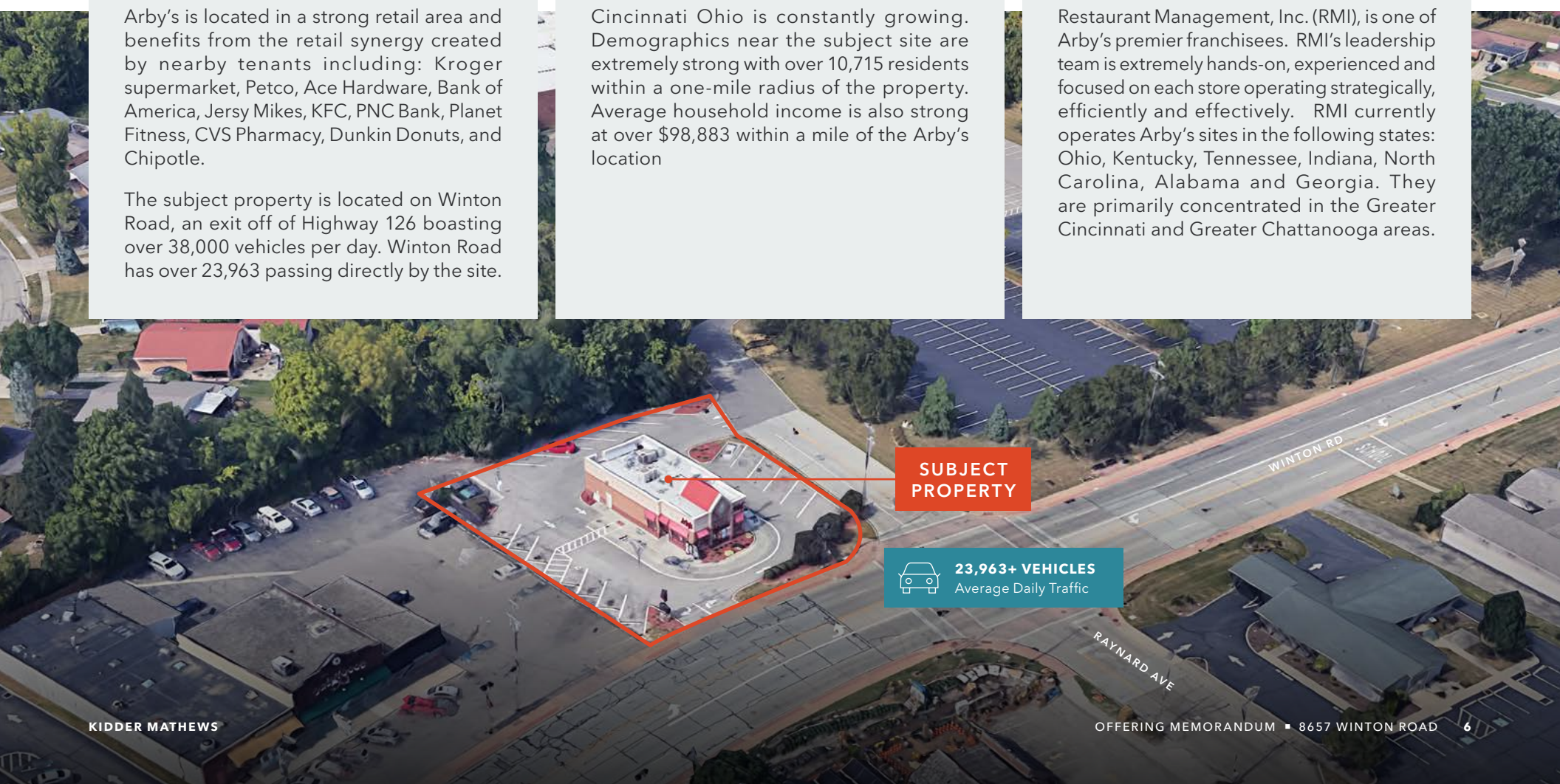
Market growth and strong demographics

Cincinnati Ohio is constantly growing. Demographics near the subject site are extremely strong with over 10,715 residents within a one-mile radius of the property. Average household income is also strong at over \$98,883 within a mile of the Arby's location



Outstanding corporate site operator (RMI)

Restaurant Management, Inc. (RMI), is one of Arby's premier franchisees. RMI's leadership team is extremely hands-on, experienced and focused on each store operating strategically, efficiently and effectively. RMI currently operates Arby's sites in the following states: Ohio, Kentucky, Tennessee, Indiana, North Carolina, Alabama and Georgia. They are primarily concentrated in the Greater Cincinnati and Greater Chattanooga areas.



**SUBJECT
PROPERTY**



23,963+ VEHICLES
Average Daily Traffic



CORPORATE *Arby's is a globally recognized brand. There are approximately 3,392 Arby's locations throughout the United States*

and seven countries outside of the US including Canada, Costa Rica, Egypt, Mexico, Saudi Arabia, South Korea, and Turkey.

Arby's Fast Crafted restaurant services feature a unique blend of quick-serve speed combined with the quality and made-for- you care of fast casual. Arby's Restaurant Group, Inc. is the franchiser of the Arby's Brand and is headquartered in Atlanta, GA. Arby's Restaurant Group (ARG) operates the Arby's fast food chain popular for its hot roast beef sandwiches. In addition to roast beef sandwiches, its menu features chicken sandwiches, salads, and some dessert items. More than 1,100 Arby's locations are company-owned, while the rest are franchised.

OWNERSHIP	<i>Private</i>	# OF LOCATIONS	<i>±3,500</i>
YEAR FOUNDED	<i>1964</i>	REVENUE (2019 EST.)	<i>\$3.9B</i>
EMPLOYEES	<i>±130,000</i>	HQ LOCATION	<i>Atlanta, GA</i>

SITE OPERATOR
RESTAURANT
MANAGEMENT,
INC. (RMI)

Restaurant Management, Inc. (RMI), is one of Arby's premier franchisees.

RMI's leadership team is extremely hands-on, experienced and focused on each store to operate at its fullest capacity. RMI continues to grow as they find high quality expansion sites.

RMI currently operates 69 Arby's sites in seven (7) states:

- Ohio
- Kentucky
- Tennessee
- Indiana
- North Carolina
- Alabama
- Georgia

They are primarily concentrated in the Greater Cincinnati and Greater Chattanooga areas.

INVESTMENT SUMMARY





MARKET OVERVIEW

Cincinnati, OH
Demographics

Section 02



MAINTAINING THE *HIGHEST* *QUALITY OF LIFE* FOR THE PEOPLE OF CINCINNATI

8657 Windton Rd is located within minutes to Highway 126, which boasts over 38,269 cars per day, and 50 miles north from the Ohio River. The city of Cincinnati is just 100 miles southwest of Columbus, Ohio. Nearby national retailers from the subject property include: CVS, Burger King, Game Stop, Petco, Planet Fitness, Panera Bread, Kroger, Fantastic Wok, T-Mobile, PNC Bank, and Tire Discounters.

The Over-the-Rhine district is known for its 19th-century architecture, including Findlay Market, which has food and craft vendors. To the north is the Cincinnati Zoo & Botanical Garden. The Cincinnati Museum Center encompasses history, science and children's museums in the art deco Union Terminal. Works spanning 6,000 years are on display at the Cincinnati Art Museum.

227,602

2021 POPULATION
(5 MILES)

95,720

2021 HOUSEHOLDS
(5 MILES)

\$74,901

AVG HH INCOME
(5 MILES)

DEMOGRAPHICS



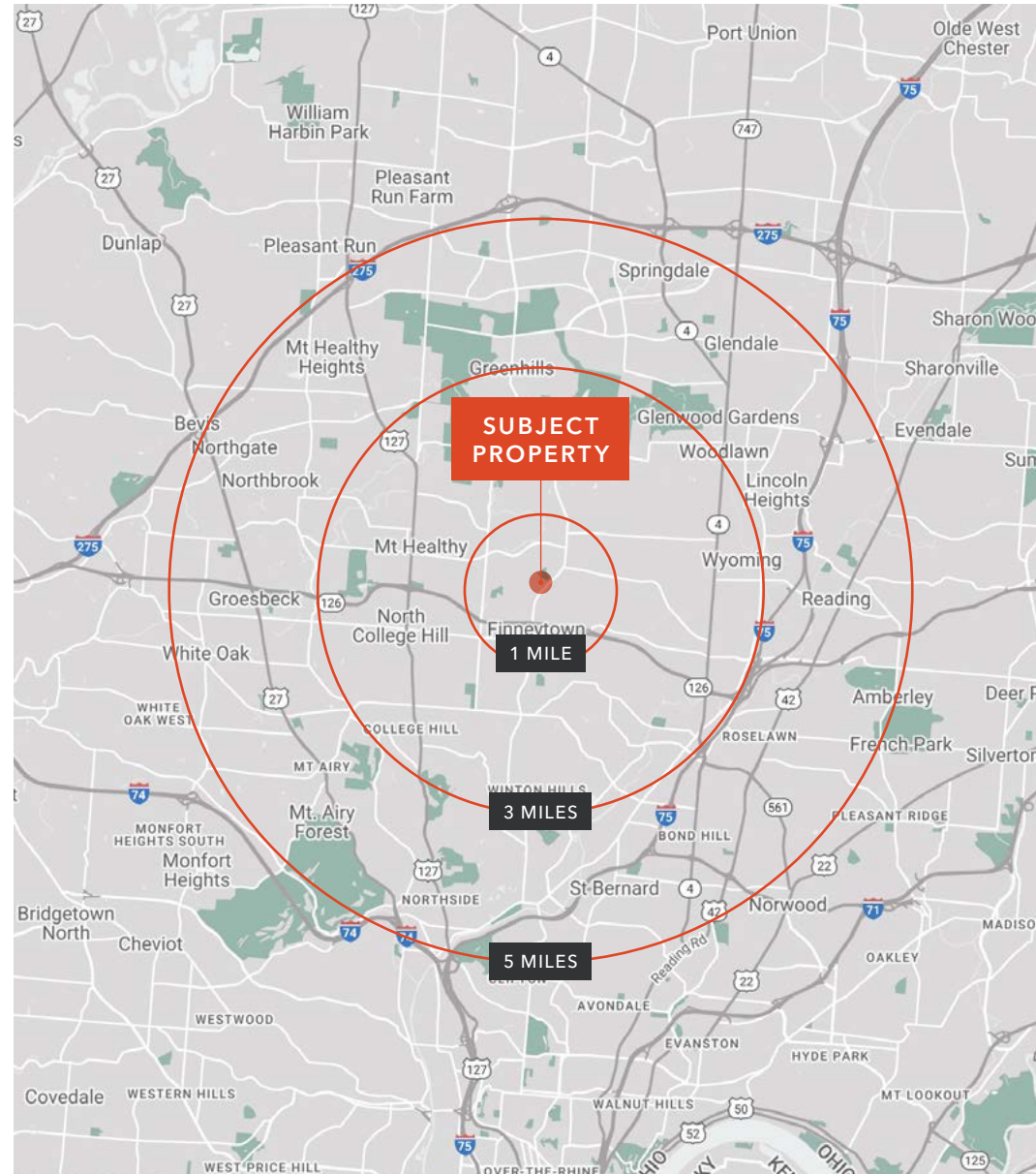
Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	10,708	79,872	224,566
2020 CENSUS	10,987	82,841	231,920
2024 ESTIMATED	10,715	81,890	229,152
2029 PROJECTED	10,577	81,641	227,901



Household Income

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$80,358	\$65,560	\$62,303
2029 MEDIAN PROJECTED	\$82,435	\$66,370	\$63,015
2024 AVERAGE	\$98,883	\$84,986	\$81,158
2029 AVG PROJECTED	\$101,996	\$87,558	\$83,756





KIDDER MATHEWS OVERVIEW

Paula Danker
Kidder Mathews

Section 03

PAULA DANKER, CCIM

Senior Vice President, Shareholder



Paula Danker, a member of the Kidder Mathews Net Leased Investments group, has been a commercial real estate professional for over 30 years.

During this time, she has been directly involved in the sales and/or leasing of over \$800 million worth of transactions in all property types including land, net leased investments, multi-family, office, industrial, and retail properties.

Over the past twenty five years, she has specialized in investment sales. At Kidder Mathews, she will continue to focus on the exclusive representation of owners in property dispositions and buyers in property acquisitions.

Consultation services are also provided for asset valuation, investment analysis, market analysis, and portfolio consultation. Her main focus is to assist clients in building wealth in their real estate portfolios through the use of strategic disposition and acquisition strategies.

Paula's CCIM education, market knowledge and extensive background in real estate brokerage and asset management make her uniquely qualified to problem solve and create value in each client transaction.

EDUCATION

Bachelor of Science Business Administration,
Psychology Minor
San Diego State University, San Diego, CA

PROFESSIONAL AFFILIATIONS

CCIM Institute Certified Commercial Investment
Member since 1999

Board of Directors San Diego Community Housing
Commission

Board of Directors San Diego Occupational
Training Services

California Real Estate Broker's License

Member San Diego Association of Realtors

AWARDS

Globe Street & Real Estate Forum
2021 Women of Influence
No. 3 Nationally-Broker-Investment
Sales

Kidder Mathews Big Hitter
Award2020
No. 4 Top Producer, Southwest
Region

Top producer Commercial Facilities,
Inc. 2009-2016

Top 5 Voit Commercial Brokerage
2004

Top Producer Coldwell Banker
Commercial 1998-2002

Rookie of the Year CBRE 1990

\$800M+

TOTAL TRANSACTIONS

THE EDGE IN YOUR MARKET

We know the West Coast. In fact, we're its largest independent commercial real estate firm.

For over 50 years, our clients have gotten the best of both worlds – independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our

clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, asset services, consulting, project and construction management, and debt and equity finance services for all property types.



Commercial Brokerage

\$10B

ANNUAL TRANSACTION VOLUME

500+

NO. OF BROKERS

Asset Services

55M SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

Valuation Advisory

2,600+

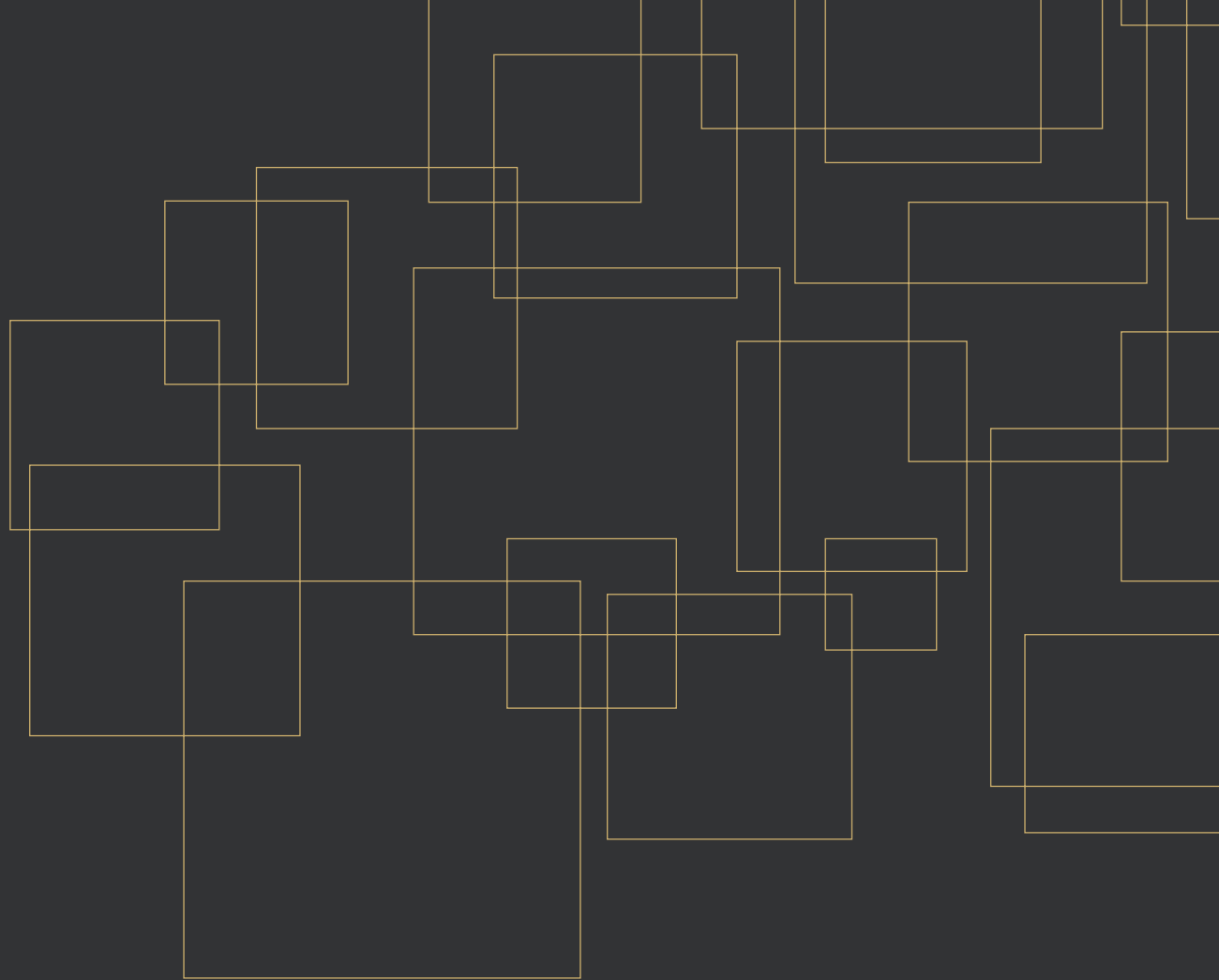
ASSIGNMENTS ANNUALLY

43/27

TOTAL NO. OF APPRAISERS/MAI'S

AWARD-WINNING SERVICES

SDBJ Largest Commercial RE Firms	09
SDBJ Best Places to Work	08
SDBJ Top Sales Firm San Diego	09
SDBJ Top Leasing Firm San Diego	08



Exclusively listed by

PAULA DANKER, CCIM
Senior Vice President
858.369.3054
paula.danker@kidder.com
LIC N° 01009448

CHESTER C. SUDBRACK, III
Sudbrack | Kron Commercial Real Estate
Broker of Record
OHIO LIC N° 310615

KIDDER.COM

